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37 Park Road, Hagley DY9 0NS

Guide Price £825,000

37 Park Road

Grove Properties are pleased to present this impressive four bedroom detached home on Park Road in Hagley!

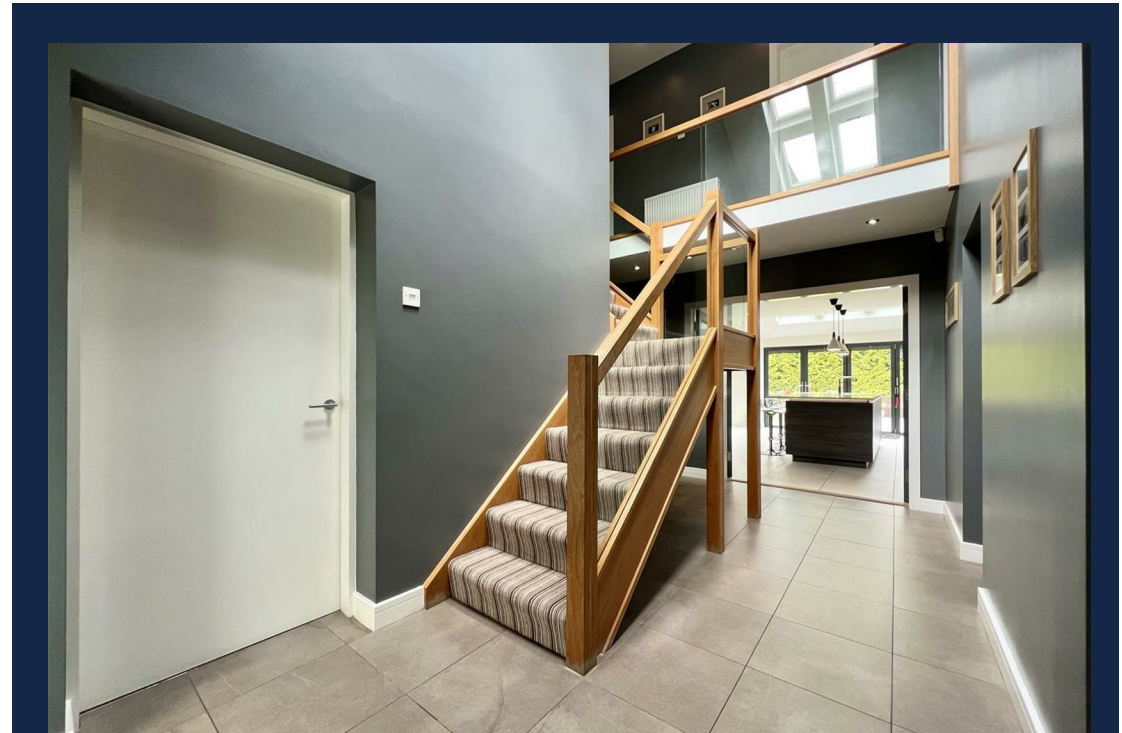
Comprising a welcoming entry hall with double height ceiling and statement staircase, separate living room, a large kitchen diner perfect for hosting friends and family, a study, utility and separate w.c. The downstairs space on offer provides ample room for families of all sizes to relax and enjoy time together, or to branch out for some peace and quiet after a busy day.

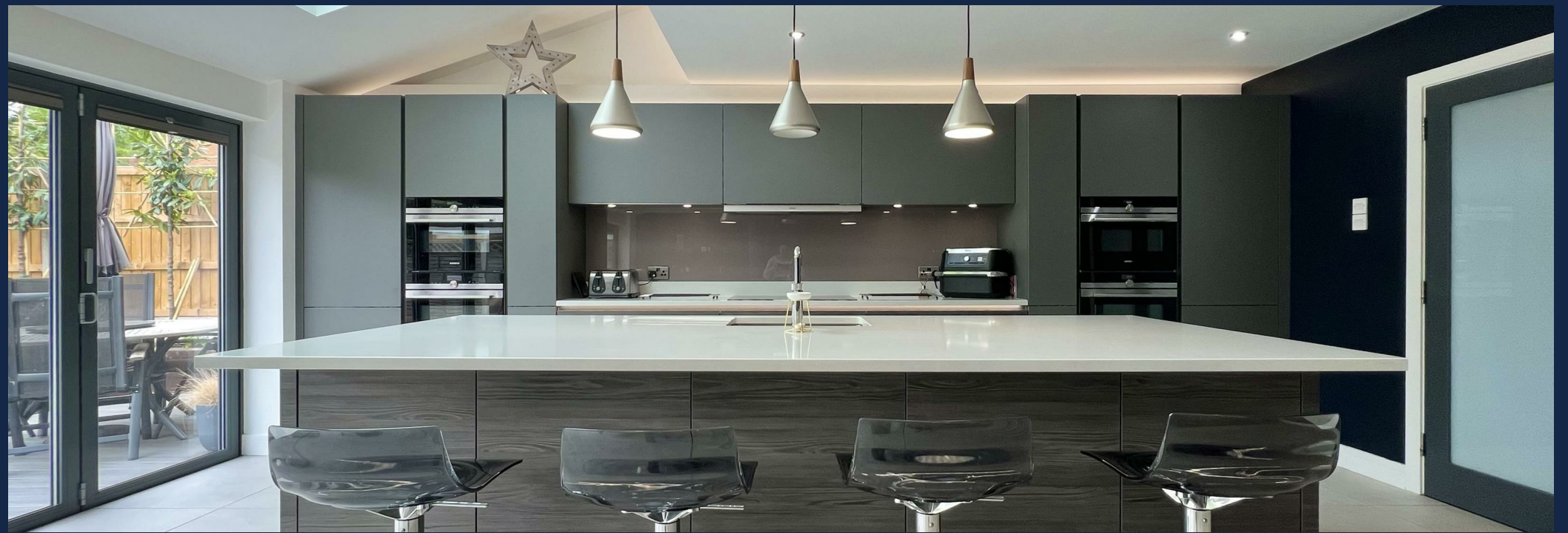
Upstairs you will find the four bedrooms, two of which with ensuites and the third has separate access to the house bathroom.

The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next. The two reception rooms offer versatility, allowing you to create a space that suits your lifestyle, whether it be a formal dining area or a playroom for children.

One of the standout features of this property is its close proximity to local amenities along Hagley High Street, along with being within walking distance of schooling at both primary and secondary level, making it an excellent choice for families with children. The surrounding area is peaceful and welcoming, providing a lovely environment for both young and old alike.

This house on Park Road is not just a place to live; it is a home where memories can be made. With its inviting atmosphere and practical layout, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to view this charming property and envision your future in this lovely part of Hagley.





Approach

Approached via large gated driveway with mature planter beds and gate to side for access to the garden.

Entry Hall

A double height space with four Velux skylights, two obscured glass windows to front and two central heating radiators. There is tiling to floor, an oak and glass staircase to the first floor landing and doors leading to:

Living Room 18'0" x 12'1" (5.5 x 3.7)

With two double glazing windows to front, central heating radiator and wood flooring throughout.

Kitchen Diner 29'10" x 20'0" (9.1 x 6.1)

With six Velux skylights, two bifold doors out to the patio and tiling to floor with underfloor heating. There are various fitted bespoke wall and base units with quartz work surface over, stainless steel Franke sink with drainage and Quooker tap. Integrated appliances include a fridge and freezer, dishwasher, Siemens induction hob with extractor fan over and further Siemens steam oven, two fan ovens and microwave.

This space is multifunctional and offers ample room for both dining and living furniture, creating the hub of the home for families.

Utility 8'6" max 3'7" min x 12'5" max 7'6" min (2.6 max 1.1 min x 3.8 max 2.3 min)

With obscured double glazing window to side, central heating radiator and tiling to floor. There are fitted wall and base units with work surface over, tiled splashback and stainless steel sink, along with space and plumbing for white goods. The solar thermal hot water tank is also located here as well as the house boiler.

W.C.

With Velux to front, central heating radiator and tiling to floor and splashback. There is a fitted hand wash basin and w.c.

Office 11'9" x 6'2" (3.6 x 1.9)

With obscured window to side, central heating radiator and wood flooring.

First Floor Landing

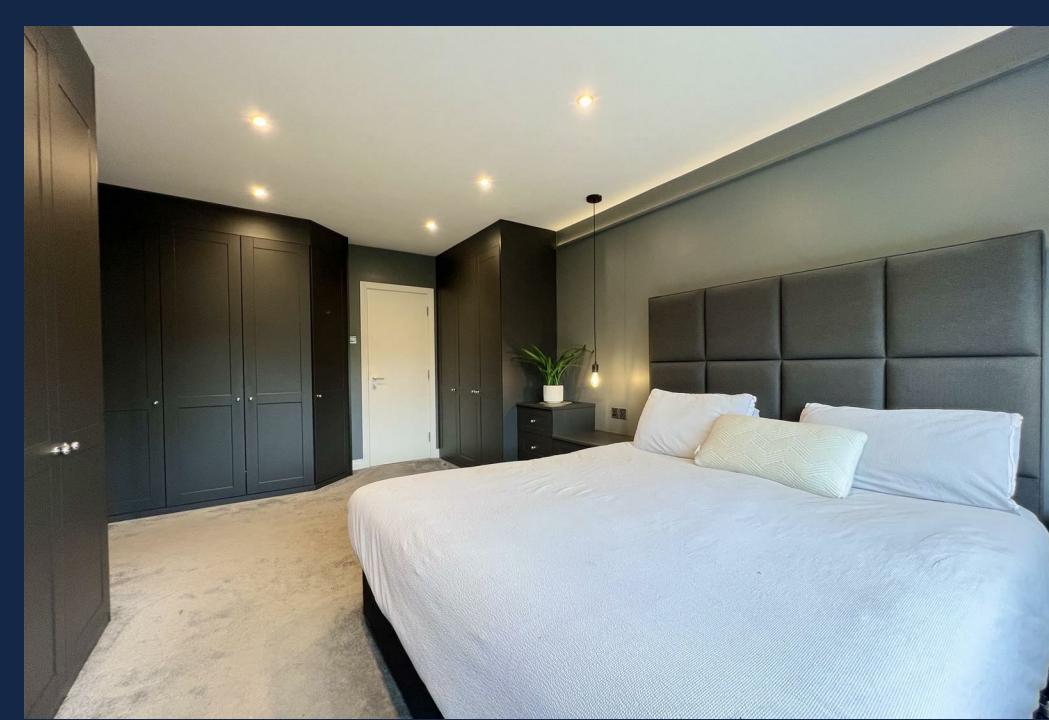
A gallery style landing with glass banister, central heating radiator and doors leading to:



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Bedroom One 11'9" x 18'0" (3.6 x 5.5)

With double glazing window to rear, central heating radiator and ample fitted wardrobes with hanging rails, drawers and matching bedside tables. Doorway leads through into the ensuite.

Ensuite

With Velux to side, heated towel radiator, tiling to shower and splashback and wood flooring. There is a large fitted vanity unit with His and Hers sink basins, w.c. and shower cubicle with hand held shower and drench head over.

Bedroom Two 11'5" x 12'1" (3.5 x 3.7)

With double glazing window to front, two Velux and central heating radiator. Doorway leads through into the ensuite.

Ensuite

With obscured double glazing window to front, chrome heated towel radiator, fitted sink, w.c. and shower cubicle.

Bedroom Three 8'10" x 11'1" (2.7 x 3.4)

With double glazing window to rear, central heating radiator and access to loft space via hatch. The doorway leads through into the bathroom.

Bedroom Four 8'2" x 11'1" (2.5 x 3.4)

With double glazing window to rear and central heating radiator.

Bathroom

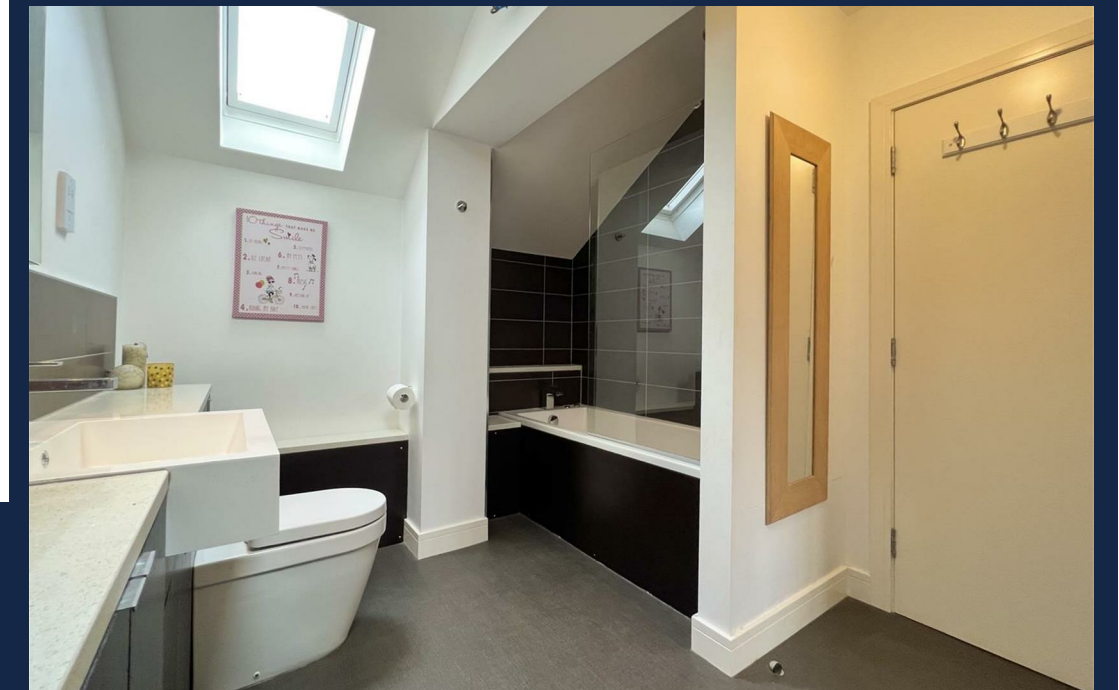
With two Velux windows, chrome heated towel radiator, further radiator and tiling to splashback and shower. There is a large fitted vanity unit with hand wash basin, low level w.c. and fitted jacuzzi bath with shower overhead. Eaves storage can be accessed via door hatch and doors lead to bedroom three and first floor landing.

Garage 8'10" x 17'4" (2.7 x 5.3)

With electric roller shutter garage door, central heating radiator, lighting and overhead storage. There is also an internal door through into the entry hall.

Garden

With large decked patio leading down to a paved pergola seating area and low maintenance lawn. To the rear are raised planter beds with sleepers and hedging for privacy, the borders are established with fence panels and the gate to side gives access to the front of the property.



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Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is F.

Money Laundering Regulations

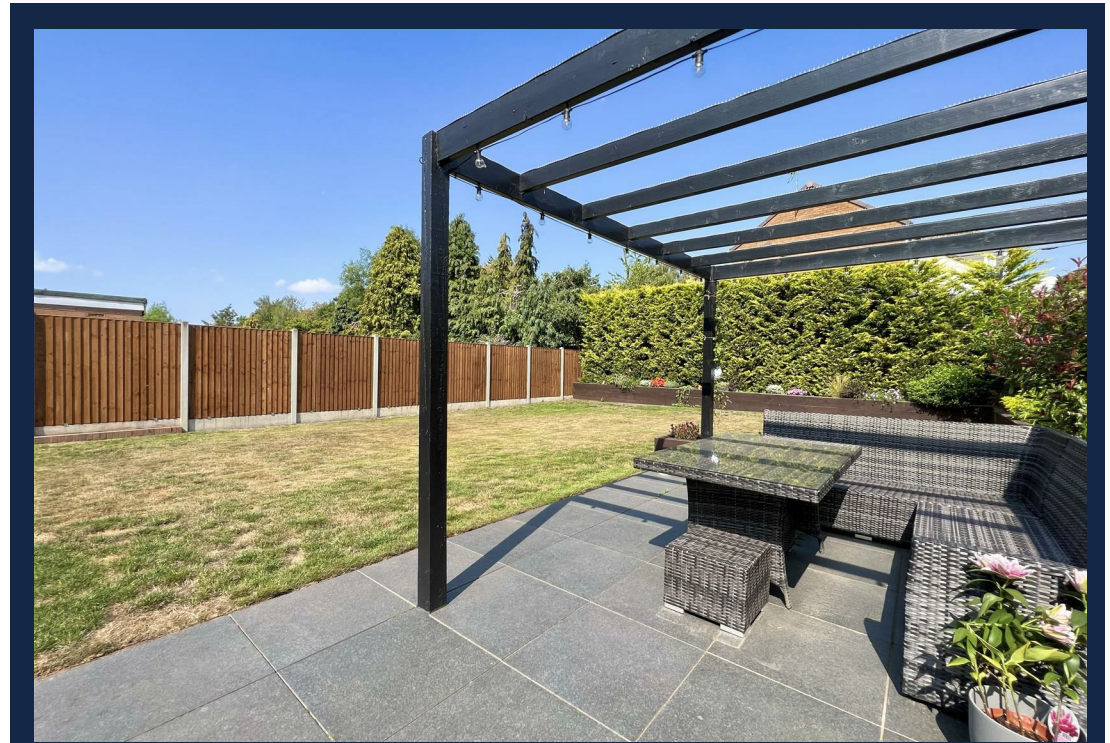
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee



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that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



TOTAL FLOOR AREA: 2304 sq.ft. (214.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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